

Available online at www.sciencedirect.com**SciVerse ScienceDirect**

IERI Procedia 3 (2012) 131 – 136

Procedia
IERIwww.elsevier.com/locate/procedia

2012 International Conference on Mechanical and Electronic Engineering

The Research on New Mechanism and Countermeasures of Building Land Economical and Intensive Use

Tian Guangxing

School of Resources, and Environment, Ningxia University, Ningxia, China

Abstract

Stage characteristics, according to the basic national conditions of China's land and economic and social development for land conservation and intensive utilization of existing problems and their causes, to sum up all over the practice to explore the effectiveness, drawing on the experience of developed countries and regions, combined with the relevant laws, regulations and policies. We believe that the establishment of a land economical and intensive use of a new mechanism to implement the most stringent economical and intensive land use system should include the following four aspects.

© 2012 Published by Elsevier B.V. Selection and peer review under responsibility of Information Engineering Research Institute. Open access under [CC BY-NC-ND license](https://creativecommons.org/licenses/by-nc-nd/4.0/).

Keywords: New Mechanism, Countermeasures, Intensive Use

1. The framework of a new mechanism

Stage characteristics, according to the basic national conditions of China's land and economic and social development for land conservation and intensive utilization of existing problems and their causes, to sum up all over the practice to explore the effectiveness, drawing on the experience of developed countries and regions, combined with the relevant laws, regulations and policies. We believe that the establishment of a land economical and intensive use of a new mechanism to implement the most stringent economical and intensive land use system should include the following four aspects.

1.1. Strengthening the constraint mechanism

Promote economical and intensive land must first have the total control and layout optimization of economic and social development, which is to improve the basic premise of our land for construction of economical and intensive utilization levels. Control and optimize the layout of the development of total construction land, at the macro level, must be in accordance with the urban and rural development, regional development, the requirements of economic and social development and human and the natural harmonious development of the scientific development of the land use planning and various types of land use related planning, the core is to adhere to the 18 million mu of arable land red line, reasonable arrangements for the various types of total construction land and layout, resolutely curb the part of industry overcapacity and redundant construction, try to avoid occupation of arable land. At the micro level, specific projects, the land outside the constraints of land cost, must be implemented to control land use standards, namely the ability to pay land users shall not obtain any more than the reasonable requirements of the land.

(1) To strengthen the land use of the docking of the overall planning and related planning. Has been stressed that other planning and land use general plans in the future to change the notion that more emphasis on docking, leaving room under the premise of land use overall planning and a variety of planning, in particular the urban construction planning should be to achieve The high degree of overlap, it will be more conducive to the implementation of each plan. An active interest in the construction and development of the economic circle economic zone and the urban agglomeration state, and initiate follow-up, contributed to increasing the extent of various types of infrastructure sharing, to prevent unnecessary duplication of construction of major infrastructure in these areas, and reduce the need for land for construction, especially reduce the occupation of the amount of arable land.

(2) The use of technology, investment and other measures to control the scale of town extension and expansion. Strict implementation of the urban per capita land use standards. In addition to the rural settlements outside the urban overall planning and infrastructure needed for agricultural production, farmland range designated by the overall planning of land use, especially basic farmland protection areas shall not be non-agricultural projects, water, electricity, gas, heat, communications and other infrastructure facilities

(3) The use of land for construction standards, improving the standard system of construction land. To re-examine the existing land for construction of various projects, the first to amend the large amount of land transport and other infrastructure standards for land use, reduce the size of the total project site. Transportation land of the plain areas to implement policies on behalf of Bridge Road; reduce the roadbed, construction of retaining walls, mountain hilly areas to improve the ratio of the tunnel bridge, reducing the area of such projects and soil total. Prepared as soon as the land for construction standards of public facilities, public utilities and other industries.

1.2. Establish incentives

Through regulation and policy interests, financial support measures, the demand for construction land is directed to actively improve the utilization efficiency of the existing construction land, revitalize the integration of urban and rural land idle waste, rational development of unused land up; vigorously promote the focus on the population to urban areas, industrial parks concentrated. Support new rural construction, and guide farmers to house the relative concentration of construction, the establishment of the homestead exit mechanism.

(1) to develop the land grant fee waiver policy to encourage the users of the existing construction land in urban planning under the premise of an appropriate increase in the rate of volume, development of underground space.

(2) To allow other market players with others through independent development, cooperative development, transfer, purchase, etc., to carry out the old factory, the Old Town and idle the transformation of state-owned land development and consolidation and operation. Allow intensive use of land to a high degree of integration of the development zone to the other existing land development and construction of development zones and industrial zones.

(3) Play a land reserve institutions, guide and urge the place to accelerate the establishment of state-owned land income funds, and enhance the financial capacity of the government acquisition of reserve land, and vigorously carry on the inefficient use of idle land acquisition reserves, development and utilization.

(4) under the premise of protecting the environment, be able to take full advantage of the unused areas of land as development sites, land-use planning regulation, the appropriate increase in the size of the construction land, prompting some industries to shift to these areas, reducing the building occupied The pressure of the arable land.

(5) The development of urban employment farmer's subsidies to voluntarily withdraw from the existing rural homestead compensation policy support they settled in cities and towns. Study the different villages and towns and other enterprises in the region to focus on parks, taxation and other relevant policies, projects and park land use efficiency.

(6) Through fiscal transfer payment and other measures to support small cities of the underdeveloped areas, and towns to increase infrastructure investment, and promote the basic conditions with intensive use of land for construction.

(7) To encourage rural land remediation to support new rural construction, and guide the relocation point, farmer's residential construction is relatively concentrated. To conscientiously sum up all over the practical experience on the basis to develop the introduction of management measures or guidance, the correct processing of land property rights, land revenue split and other issues, and promote the orderly conduct of the rural land remediation.

(8) support, encouragement, promotion, promote land intensive use of the concept of savings, technological innovation, constantly sum up the advanced experience of local governments, departments, enterprises created, if conducive to saving and intensive land use patterns of urban development, industrial development model, the new rural development models, and in a timely manner to rise to the policy, regulatory, legal and technical specifications.

1.3. Improve the market mechanism

Constantly improve the land property rights system, the establishment of a unified land market, land property right subject to have a clear interest expected to make reasonable decisions based on land supply and demand and prices. The same time, both to ensure the rational flow of factors of land and give full play to the basic role of market allocation of land resources, but also strengthen and improve macro-control policies on the land market, to guide and monitor the operation of the market and prevent market failure, to overcome the market the weakness of the mechanism itself. So as to effectively use the market mechanism, optimize the configuration status of land resources, and continuously improve the economical and intensive use of land level.

(1) To improve the collective construction land property rights system, and regulate market transactions to promote the collective construction land. Reform land expropriation system, improve the land acquisition compensation standards.

(2) To relax the state-owned land use rights, especially the regulatory policies of the land use rights transactions, due to lower land use rights transactions taxes, under the premise that to prevent land speculation on speculation, active in the trading of land use rights.

(3) The adjustment and improvement of tax system. Strengthen land tenure aspects of tax administration, the addition of idle land tax on idle land and idle land.

(4) Reduce the allocation of land. Does not meet the original allocation of land for catalo allocated land for use with compensation; to accelerate the implementation of the land compensation for the use of transport and other infrastructure.

(5) To improve the industrial land supply by way of. The project investment amounting to less than the minimum requirements for the project does not individually for the land, and vigorously promotes the construction of standard factory buildings, and encourages industrial land to take the lease.

(6) Make full use of price leverage to promote industrial restructuring, to improve land economical and intensive utilization levels. On the basis of the lowest price of industrial land policy at the national implementation of industrial projects land price adjustment mechanism, namely, the land price of industrial land and industrial type, land size, land utilization, land intensity is linked to a dynamic management, and timely adjustment.

(7) To strengthen and improve macroeconomic regulation and control of the land market. To improve the land market information system and the public, the implementation of "approved for use, fill, check the full supervision of public scrutiny. Coordination of land, banking, finance, taxation, industry and other regulatory policies, to stabilize the land market and the operation of the national economy.

1.4. The establishment of a common accountability mechanisms

Economical and intensive land is system engineering is the common responsibility of all levels of government, relevant departments and society as a whole. The establishment of co-responsibility mechanism, the aim is to be under the unified leadership of the government's land and resources departments and relevant departments responsible for their own coordination and linkage, the formation of a joint management and efficient operation of a good situation. To clear the government and relevant departments at all levels in promoting saving and intensive land use in the division of labour and responsibilities, to broaden the channels of public participation and supervision, to establish a good interaction between all levels of government, departments and public relations. Strengthen the supervision, inspection and enforcement of all aspects of economical and intensive land, to ensure and promote the implementation of economical and intensive land of the measures.

(1) in accordance with the principle of rights and responsibilities, reasonable division of levels of government and land management department of land and resources management powers, if the conditions do not yet have full by the outstanding problems make appropriate adjustments. Further clarify the levels of government, the relevant departments and industry organizations in promoting the conservation responsibilities in the intensive land use, policy requirements, to form a complete responsibility system.

(2) Improve the economical and intensive land appraisal system. To this system into the target responsibility system of government land and resource management, to further improve the content, improvement of methods, strict reward and punishment, and closely combined with the accountability, the responsibility to implement.

(3) Establishment of a department to coordinate the linkage mechanism. Learn from the experience of land law enforcement, according to the characteristics and requirements of economical and intensive land to establish a system to strengthen the comprehensive department and relevant departments, industry associations, land large, the coordination of large-scale engineering units linked to form the powerful to promote economical and intensive land force.

(4) Refine and strengthen the entire management of the land for construction projects. Full implementation of the land for the project management, tracking, monitoring. To final acceptance from the project site,

including the process of pre-approval, land supply, development and construction of additional land, every aspect of what, who is in charge, which with the implementation of what system should be specific, and too implemented? Land departments should participate in the land for sitting of major projects, from the source relations.

(5) In addition to the confidentiality of the project, public land management and use of information and accept public supervision. Improve the land hearing system to study the land, planning and management of public opinion matters, and establish the image of the service sector.

2. To implement the steps

Build land economical and intensive use of the new mechanism, according to the vast Chinese Town, local conditions vary widely in particular the development and management is extremely uneven features, based on the original, from point to plane the entire areas, from easy to difficult, step by step to promote open, gradually, to pursue the "one size fits all", "Let's Walk".

A grasp pilot. Pilot to carry out different types and sizes, different content, while test, and sum up, a mature one, an introduction. According to the progress of the work, and gradually expand the scope of the pilot and the implementation of new measures.

Conditions, under the premise of the principle established in the notice of the State Council on the promotion of economical and intensive land "(Goo Far [2008] No. 3), can also be the first test, to encourage them to actively explore.

Goo Far [2008] document has identified the principles and clear requirements of the Ministry to speed up the organization to develop relevant policies and measures to improve the relevant regulations and technical specifications, implementation in the face.

3. Safeguards

3.1. To strengthen the organizational leadership

Economical and intensive land placed in the same important position and protects arable land, referring to the implementation of the height of the scientific concept of development to treat. Urgent to establish communication and consultation mechanisms with the relevant departments. Recommended the establishment of high-level leadership of the Ministry participated in the department a joint meeting to establish a communication contact system to jointly promote the economical and intensive land.

3.2. To strengthen the system construction

Build land economical and intensive use of the new mechanism, the key to saving and intensive land use concept, the institutionalization of the principles and requirements, to accelerate the economical and intensive land legalization process. Practical experience in accordance with the requirements of State [2008] document, the macro-and micro-management from the land use, develop and improve relevant laws and regulations. Play a central and local initiative, the two levels should strengthen legislation in this area. Recommendations as soon as possible to develop in violation of the relevant provisions of economical and intensive land penalties.

3.3. Strengthen the technical support

Further fleshed out the norms and criteria for standards of industrial land and land economical and intensive evaluation procedures, the scale of urban land use and industrial land-use structure into a dynamic monitoring system for land use. The establishment of remote sensing monitoring and ground surveys of combining land economical and intensive use of investigation and evaluation of information systems, and network technology to achieve information pooled analysis and real-time queries.

3.4. To increase capital investment

The proposal will fund support for saving and intensive land use planning and design standards, industry standards for land, economical and intensive land of technological innovation projects, and the expansion of land use dynamic monitoring of the scope of the requirements on matters included in the budget. Through multiple channels to rise funds to make full use of the effective integration of existing funds. Increase the economical and intensive land investment.

3.5. Step up publicity efforts

Promoting the protection of arable land, closely integrated to implement the scientific concept of development, economical and intensive land-depth and extensive publicity, so well-known, the formation of a strong social atmosphere. Focus on leadership at all levels, relevant departments, industry organizations, land big publicity, enhance the sense of urgency and responsibility of economical and intensive land and effectively change the concept of land into conscious action.

References

- [1] Yu Jianying, He Xuhong, Data Statistical Analysis & SPSS Application, Posts & Telecom Press, 2003,pp.191-245.
- [2] Regulations for classification on agricultural land, the Ministry of Land Resources of the People's Republic of China,2003.